

## ARTICLE 1702

### Certificates of Use and Occupancy

- 1702.01 Definitions.
- 1702.02 General Regulations.
- 1702.99 Penalty.

## CROSS REFERENCES

Registration, Sale and Transfer of Real Estate - See ADM. Art. 119

### 1702.01 DEFINITIONS.

As used in this Article, the following definitions shall apply:

(a) "Dwellings" - A one-family dwelling is a building containing one dwelling unit with not more than five lodgers or boarders; a two-family dwelling is a building containing two dwelling units with not more than five lodgers or boarders per family, but not more than twenty individuals; and a multi-family apartment house is a building containing more than two dwelling units.

(b) "Dwelling Unit" - One or more rooms arranged for the use of one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary, and sleeping facilities.

### 1702.02 GENERAL REGULATIONS.

(a) New Buildings - No building hereafter erected shall be used or occupied in whole or in part until a Certificate of Use and Occupancy shall have been issued by the appropriate Bureau of the Department of Community Development.

(b) Existing Buildings - No building hereafter changing ownership shall be occupied or used without the new owner first securing a Certificate of Use and Occupancy from the appropriate Bureau of the Department of Community Development. For buildings not changing occupancy subsequent to change in ownership, the new owner shall obtain a Certificate of Use and Occupancy within thirty (30) days of the date of settlement. (Ord. 3291. Passed 10/17/89)

(c) Buildings Hereafter Altered - No buildings hereafter enlarged, extended or altered to change from one use group to another, in whole or in part, and no building hereafter altered for which a Certificate of Use and Occupancy has not been heretofore issued, shall be occupied or used until a Certificate of Use and Occupancy shall have been issued by the appropriate Bureau of the Department of Community Development certifying that the work has been completed in accordance with the provisions of the approved permit.

(d) Changes in Use and Occupancy - After a change of use has been made in a building, the reestablishment of a prior use that would have been legal in a new building of the same type of construction is prohibited unless the applicable provisions of the Building Officials Conference of America (BOCA Codes as adopted and amended by City Council) are complied with.

(e) Temporary Occupancy - Upon the request of a holder of a permit, the appropriate Bureau of the Department of Community Development may issue a temporary Certificate of Use and Occupancy for a building or structure or part thereof, before the entire work covered by the permit has been completed, provided such portion or portions may be occupied safely prior to full completion of the building without endangering life or public welfare.

(f) Contents of Certificate - When a building or structure is entitled thereto, the appropriate Bureau of the Department of Community Development shall issue a Certificate of Use and Occupancy providing it complies with all ordinances of the City and of laws of the Commonwealth of Pennsylvania, now in existence or hereafter passed, pertaining to building, zoning, plumbing, housing, electrical, health and safety, fire or fire prevention, and all departmental regulations established pursuant to such ordinances and laws.

1702.99 PENALTY.

Any person, firm, or corporation which violates the provisions of this Article shall be subject to the following penalties:

- (a) First violation - A fine of \$200.00, or thirty days imprisonment, or both;
- (b) Second violation - A fine of \$500.00, or sixty days imprisonment, or both;
- (c) Third and each subsequent violation - A fine of \$1,000.00, or ninety days imprisonment, or both.

(Ord. 3038. Passed 10/22/85; Ord. 3242-Passed 2/7/89)